

(Rupees Eight Lakhs Sixty One Thousand Only)

For CITIZEN CREDITTM
Co-operative Bank Ltd.

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SARVANA BERRIER CO-OP. HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-40

भारत 13476
131427



INDIA

NON JUDICIAL
SEP 22 2015

11:14

R.0861000/- PB7223

STAMP DUTY

GOA

Name of Purchaser,..... WE BUILDERS & REALTORS

TRUE COPY

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Antonio Martinho Testonio Pinto

DEED OF SALE

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This DEED OF SALE is made and executed at Margao, Goa, on this 23rd day of SEPTEMBER, of the year 2015.

BETWEEN

Mr. MILIND BALWANT NENE, aged 51 years, son of late Balwant P. Nene, businessman, married, having PAN CARD no.ABCPN1524F; Sole Proprietor of M/s. SIDHIVINAYAK CONSTRUCTIONS, having office at SH-8, Krish Residency, Malbhat, Margao, Goa, and resident of A/10, Suyog Co-op. Hsg. Society, Mulund (E), Mumbai; hereinafter referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns.

The Vendor is a non-Goan and not governed under the personal law of communion of assets applicable to the state of Goa, and as such, the wife of the Vendor has not been joined to this Deed of Sale.

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M/s. WE BUILDERS & REALTORS, a partnership

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firm, registered under the Indian Partnership Act, 1932, having its registered office at House no.435/D, Guneawaddo, Varca, Salcete, Goa, having PAN CARD no.AABFW3875E, consisting of partners -

1. Mr. ANTONIO MARTINHO TEOTONIO PINTO alias ANTONIO JOSE PINTO, aged about 58 years, son of late Mr. Jose Camilo Pinto, married, businessman, holding PAN Card No.AHNPP8992Q, Indian National, resident of House no.435/D, Guneawaddo, P.O. Varca, Salcete, Goa;
2. Mr. SANJIV ANTONIO AGNELO GOMES, aged about 40 years, son of Mr. Donato Antonio Rosario Gomes alias Donaldo Gomes, married, businessman, Indian National, holding PAN Card No.AEAPG5033K, resident of Sapna Residency, Flat no.A6/S5, Per Seraulim, Colva, Salcete Goa - 403 708;
3. Mr. GABRIEL LEAO PINTO, aged about 54 years, son of late Mr. Jose Camilo Pinto, married, businessman, Indian National, holding PAN Card No.AKYPP1169R, resident of House no.435/E, Guneavaddo, Varca, Salcete, Goa; and



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4. Mrs. ANTONETA FLORINA PINTO, aged about 56 years, daughter of late Mr. Remedio Rodrigues, married, businesswoman, Indian National, holding PAN Card No.BIJPP2343D, resident of House no.11, Gunneavaddo, Varca, Salcete, Goa;

hereinafter referred to as the "PURCHASER" (which expression shall mean and include all his/its Partners, successors, legal representatives, heirs, administrators, executors and assigns)

The partner, Mr. Sanjiv Antonio Agnelo Gomes is represented herein by his attorney, partner, Mr. Antonio Jose Pinto, vide Power of Attorney executed on 16/09/2014 before the Notary Sanjay A. Shirodkar, registered under no.6541/2014;

The partner, Mr. Gabriel Leao Pinto is represented herein by his constituted attorney, partner Mr. Antonio Jose Pinto, vide power of attorney executed on 13.09.2014 before the Notary, Adv. Sanjay A. Shirodkar, registered under no.6523/2014;

The partner, Mrs. Antoneta Florina Pinto is represented herein by her constituted attorney, partner Mr. Antonio Jose Pinto, vide power of attorney executed on 13.09.2014 before the Notary, Adv. Sanjay A. Shirodkar, registered under no.6524/2014;

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Certified copies of above power of attorneys are furnished along with this Deed to the office of the Sub Registrar;

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M/s. UNICON INFRABUILD PVT. LTD. a company incorporated under the Companies Act 1956, having its registered office at A-21, Lajpat Nagar-3, New Delhi 110024, holding PAN No.AAACU9894M and represented herein by its Director, Mr. PANKAJ SAHNI, aged about 47 years, son of Mr. Dina Nath Sahni, married, businessman, resident of B-8, Model Town, Delhi 110 009, hereinafter referred to as the "CONFIRMING PARTY" (which expression shall mean and include all its Directors, successors, legal representatives, heirs, administrators, executors and assigns)

All parties to the Deed of Sale including the Directors of the Confirming Party Company and the Partners of the Purchaser Firm are Indian Nationals

WHEREAS there exists a property fully described in Schedule 'I' hereto, which property shall hereinafter be referred to as the "SAID PROPERTY".

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AND WHEREAS the said property originally belonged to Maria Aurora Policena Cota alias Maria Policena Cota, who during her lifetime had gifted among other properties, the said property to her grandson, ANTONIO PEDRO PAULO ADRIAO DE PURIFICACAO FURTADO E NORONHA alias ANTONIO ADRIAO FURTADO and his wife, LIRA ANATALIA AURORA FERNANDES, by retaining for herself, during her lifetime, the usufruct of the same, vide a Public Deed of Gift drawn on 4/7/1939 by the Assistant to Notary in charge of Salcete, Mr. Domingoes Augustinho Pereira, recorded at pages 8 to 10 of Book no.475.

AND WHEREAS the usufruct subsequently came to an end upon the death of said Maria Aurora Policena Cota, and accordingly now the said property is found inscribed in the Land Registration Records of Salcete, under Inscription no.31739 in favour of said Antonio Pedro Paulo Adriaio de Purificacao Furtado e Noronha and his wife, Lira Anatalia Aurora Fernandes, on account of the Deed of Gift drawn on 4/7/1939.

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AND WHEREAS said Antonio Pedro Paulo Adriaio de Purificacao Furtado e Noronha alias Antonio Adriaio Furtado also known as Adriaio Furtado expired on 29/6/2001 intestate without executing any will or other disposition of his last wish, but leaving behind his widow Lira Anatalia Aurora Fernandes as his moiety sharer, and as his heirs, his three children, namely -

- i) Mr. Maria Oxler Bailon Exaltacao de Antonio Furtado alias Oxler Furtado married to VenetaLevia Noronha e Furtado;
- ii) Mrs. Zita Policena Agnela Furtado alias Zita Policena Furtado married to Alvaro Barreto; and
- iii) Mr. Agnelo Paulo Joaquim Pizarro de Jesus Furtado married to Maria Flavia D'Souza;

which is confirmed as per the Deed of Succession dated 4 August 2002 recorded at folio 26 of Deeds book no.1439 dated 8/7/2003;

AND WHEREAS subsequently, by a Deed of Relinquishment dated 6 May 2003, duly recorded at folio 1 of Deeds book no.1448 dated 8/7/2003, one of the daughters, namely, Zita Policena Agnela



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Furtado alias Zita Policena Furtado e Barreto along with her husband Alvaro Barreto alias Jose Antonio Francisco Alvaro do Rosario Barreto relinquished, released and renounced gratuitously and voluntarily all their illiquid rights to the inheritance left by their deceased father/father-in-law, Antonio Adriaio Furtado, in terms of Article 2029 of the Portuguese Civil Code still in force in the state of Goa, in favour of other co-heirs or remaining heirs.

AND WHEREAS thereafter, the remaining heirs of late Antonio Adriaio Furtado, namely, (1) the moiety sharer Lira Anatalia Aurora Fernandes, (2) his son, Mr. Maria Oxler Bailon Exaltacao de Antonio Furtado alias Oxler Furtado & his wife, VenetaLevia Noronha e Furtado; and (3) his son, Mr. Agnelo Paulo Joaquim Pizarro de Jesus Furtado & his wife, Maria Flavia D'Souza; partitioned among themselves, the estate of late ANTONIO ADRIAIO FURTADO, vide a Deed of Partition dated 05 May 2003, duly registered in the office of the sub registrar of salcete, at Margao, under no.1544 at pages 420 to 497 of Book no.I

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Vol. no.1475 dated 23/05/2003, wherein, Mr. Maria OxlerBailonExaltacao de Antonio Furtado alias Oxler Furtado & his wife, VenetaLevia Noronha e Furtado were allotted among other properties, the said property described in Schedule 'I' hereto.



AND WHEREAS vide a Deed of Sale dated 15/04/2008 duly registered in the office of the Sub Registrar of Salcete, at Margao, under no.2327 at pages 47 to 67 of Book no.I Vol. no.2946 dated 29/04/2008, said Oxler Furtado and his wife, sold a larger portion of the said property to the Confirming Party herein, which larger portion of the said property is better described in Schedule 'II' hereto and shall hereinafter be referred to as the "SAID LARGER PORTION".



AND WHEREAS the said Deed of Sale dated 15/04/2008 was subsequently rectified by executing and registering a Deed of Declaration dated 17/04/2008 duly registered in the office of the Sub Registrar of Salcete, at Margao, under no.2328 at pages 68 to 84 of Book no. I Vol.

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no.2946 dated 29/04/2008, on account of payment of deficit stamp paper charges.

AND WHEREAS the Confirming Party company sold the said LARGER PORTION to the Vendor herein vide a Deed of Sale dated 01/07/2008 duly registered in the office of the Sub Registrar of Salcete, at Margao, under no.3615 at pages 120 to 151 of Book no.I Vol. no.3043 dated 10/07/2008.

AND WHEREAS in view of the above, the Vendor herein became the exclusive owner in possession of the SAID LARGER PART.

AND WHEREAS as per the said Deed of Sale dated 01/07/2008, the Vendor had agreed to pay to the Confirming Party, a major portion of the sale consideration in kind i.e. by constructing and allotting to the Confirming Party, one Row House, Five Shops and Six residential Flats, since the Vendor had then decided to develop the SAID LARGER PORTION by constructing thereon, building/s consisting of row houses, residential flats and shops.

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AND WHEREAS in view of the development to be carried out in the SAID LARGER PORTION including the premises i.e. one Row House, Five Shops and Six residential Flats, to be allotted to the Confirming Party, the Vendor herein had also entered into Agreements for Construction and Sale with the Confirming Party, which Agreements were duly registered in the office of the Sub Registrar of Salcete, at Margao, and which are better described in Annexure 'I' hereto.

AND WHEREAS all the above referred Agreements for Construction and Sale executed by the Vendor with the Confirming Party are cancelled with full legal effect, by way of execution of a Deed of Cancellation dated 22 September 2015, which is duly registered in the office of the Sub Registrar of Salcete at Margao.

AND WHEREAS on account of development to be carried out in the SAID LARGER PORTION, Conversion Sanad was obtained in the name of the Owner, namely, Oxler Furtado, for an area of 3,135 sq. mts.

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AND WHEREAS the Vendor had also obtained technical clearance order from the Office of the Senior Town Planner, Margao, under Ref. no.TPM/Const/Varca/94/4C/2011/6623 dated 23/11/2011.

AND WHEREAS the SAID LARGER PORTION was subsequently allotted a new sub-division number which is now survey no.93/4-C as per the Order passed by the Deputy Collector and Sub Divisional Officer, in Partition Case no.LRC/PART/253/2009-III dated 13/04/2010.

AND WHEREAS due to some unforeseen and unavoidable reasons, the Vendor could not develop the SAID LARGER PART and as such, the Vendor and the Confirming Party mutually decided among themselves not to act upon the Agreements for Construction and Sale executed between them (as mentioned in Annexure 'I') and jointly decided to sell the SAID LARGER PORTION, accordingly, the Vendor and the Confirming Party have now agreed to sell the SAID LARGER PORTION to the Purchaser herein.

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AND WHEREAS the Vendor and the Confirming Party have further declared to the Purchaser that :-

- 1) the title of the Vendor to the SAID LARGER PORTION is clean, clear, legal, unencumbered, marketable and subsisting.
- 2) The Vendor and the Confirming Party have not agreed to sell the SAID LARGER PORTION or any part thereof to any person nor created any third party right.
- 3) The Vendor and the Confirming Party have not acted upon the said Agreements for Construction and Sale as set out in Annexure 'I' hereto.
- 4) That based on the said Agreements as well as the Deed of Sale dated 01/07/2008, the Vendor and the Confirming Party have not entered into any transaction or agreement or contract or understanding with any person for the sale of the premises which were agreed to be constructed and allotted to the Confirming Party in the SAID LARGER PORTION.
- 5) the Vendor has not received any notices of acquisition/ requisition from State Government or Central Government or any local authority and the SAID LARGER PORTION is not subject matter of any attachment by any authority.



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6) there is no litigation or any legal proceeding pending before any Court, Tribunal or any Administrative or other body or authority in respect of the SAID LARGER PORTION.

7) there are no building tenant/s and/or watch and ward and/or any persons claiming any right to the SAID LARGER PORTION or any part thereof.

8) there are no difficulties legal or otherwise for the sale of the SAID LARGER PORTION.

9) The Vendor and/or the Confirming Party have not mortgaged the SAID LARGER PORTION or any part thereof, nor created any third party right in favour of any Financial Institution or any Nationalized Banks and that the SAID LARGER PORTION being sold is free from encumbrances, liens, charges etc.

AND WHEREAS upon execution of the said Deed of Sale dated 01/07/2008 by the Confirming Party in favour of the Vendor, the Vendor due to said unforeseen reasons could not carry out the construction and fulfill the consideration as agreed in the Deed of Sale

AND WHEREAS the Vendor and the Confirming Party have now jointly agreed to sell and dispose

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off the said property and share the consideration, taking into consideration the rights and interest of the parties.

AND WHEREAS the Vendor and the Confirming Party have agreed to sell to the Purchaser herein, and the Purchaser believing to be true all the declarations made by the Vendor and the Confirming, has agreed to purchase from the Vendor and the Confirming Party, the SAID LARGER PORTION, for a total consideration of Rs.1,72,15,000/- (Rupees one crore seventy two lakhs fifteen thousand only), which consideration is to be paid by the Purchaser to the Vendor and the Confirming Party in the ratio of - 40% to the Vendor and 60% to the Confirming Party, which they have agreed in terms of an Agreement dated 21/09/2015 duly notarized before the Notary, Adv. Surexa P. Lotlecar at Margao, and registered under no.13964/2015, executed between the Vendor and the Confirming Party.

AND WHEREAS the total consideration of Rs.1,72,15,000/- is paid in the following manner -

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- a) a sum of Rs.68,86,000/- is being paid to the Vendor herein; and
- b) a sum of Rs.1,03,29,000/- is being paid to the Confirming Party herein;

AND WHEREAS out of the total consideration of Rs.1,72,15,000/- (Rupees one crore seventy two lakhs fifteen thousand only), the Purchaser has already paid to the Vendor, a sum of Rs.25,00,000/- (Rupees twenty five lakhs only) by Cheque bearing no.000402 dated 13/04/2015 drawn on HDFC Bank, Varca branch; and a sum of Rs.25,00,000/- (Rupees twenty five lakh sonly) to the Confirming Party by Cheque bearing no.000403 dated 13/04/2015 drawn on HDFC Bank, Varca branch;

AND WHEREAS the balance amount is being paid today by the Purchaser to the Vendor and the Confirming Party, on execution of this Deed of Sale.

AND WHEREAS the parties hereto now desire to complete the sale of the SAID LARGER PORTION by executing this Deed of Sale.

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AND WHEREAS the parties hereby declare that the portion/property in transaction does not belong to the scheduled caste/scheduled tribes, pursuant to the notification no.RD/LAND/LRC/318/77 dated 21/8/78.



NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of sum of Rs.25,00,000/- already paid by the Purchaser to the Vendor as stated above, and in further consideration of sum of Rs.43,17,140/- paid by the Purchaser to the Vendor today by cheque bearing no.000553 dated 22/09/2015 drawn on HDFC Bank, Varca branch, after deducting TDS of 1% amounting to Rs.68,860/- in compliance with the Income Tax Laws u/s 194-I(A) of the Income Tax Act, 1961, which TDS amount has been paid by the Purchaser to the Income Tax Department on 22/09/2015; and in consideration of sum of Rs.25,00,000/- already paid by the Purchaser to the Confirming Party as stated above, and in further consideration of sum

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of Rs.77,25,710/- paid by the Purchaser to the Confirming Party today by cheque bearing no.000552 dated 22/09/2015 drawn on HDFC Bank, Varca branch, after deducting TDS of 1% amounting to Rs.1,03,290/- in compliance with the Income Tax Laws u/s 194-I(A) of the Income Tax Act, 1961, which TDS amount has been paid by the Purchaser to the Income Tax Department on 22/09/2015;



receipt whereof is hereby admitted and acknowledged by the Vendor and the Confirming Party to the Purchaser herein, THEY the VENDOR and the CONFIRMING PARTY do hereby sell, transfer, convey and assure in favour of the Purchaser herein, the SAID LARGER PORTION, described in Schedule "II" hereto, free from any encumbrances, liens, charges, claim or interest of any nature TO HAVE AND TO HOLD the same unto and to the use of the Purchaser, absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person.

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2. That the Vendor and the Confirming Party hereby agree and undertake to save harmless and keep indemnified the Purchaser from and against all losses, charges, costs or expenses suffered or incurred by the Purchaser by reason of:-

i) there being any defect in title of the Vendors to the SAID LARGER PORTION conveyed hereunder; and/or

ii) there being any liens, charges, encumbrances on the SAID LARGER PORTION conveyed hereunder; and/or

iii) there being any litigation with any person or persons as regards the title, claim or interest of any nature to or in the SAID LARGER PORTION conveyed hereunder.

3. That the Vendor and the Confirming Party shall at all times and at the request and cost of the Purchaser do, execute and perform all such necessary acts, deeds and things, as may be required by the Purchaser for the purpose of more perfectly conveying and assuring in favour of the Purchaser the SAID LARGER PORTION conveyed hereunder and/or for the purpose of

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recording and registering in the name of the Purchaser the SAID LARGER PORTION conveyed hereunder in all Government records, including Land Revenue and Land Survey Records and Village panchayat records.



4. The Vendor and the Confirming Party hereby give their consent and no objection to the concerned Village panchayat for mutation/partition, recording the name of the Purchaser in the column "Name of the Occupant" of Form I & XIV in respect of the SAID LARGER PORTION conveyed hereunder;

5. The Vendor and the Confirming Party have today delivered to the Purchaser, the clean and clear possession of the SAID LARGER PORTION as also the original/certified copies of the following documents in respect of the Said Larger Portion/said Property :-

1. Public Deed of Gift drawn on 04/07/1939 by the Assistant to Notary in charge of Salcete, Mr. Domingoes Augustinho Pereira, recorded at pages 8 to 10 of Book no.475.

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2. Certificate of Inscription and Description in respect of Description no.21986, at pages 122v of Book B no.56 new series, along with its Inscription.
3. Deed of Succession dated 04/08/2002 recorded at folio 26 of Deeds book no.1439 in the office of the Notary Public Ex-officio of Salcete, at Margao Goa;
4. Deed of Relinquishment dated 06/05/2003, duly recorded at folio 1 of Deeds book no.1448 dated 8/7/2003, in the office of the Notary Public Ex-officio of Salcete, at Margao Goa.
5. Deed of Partition executed on 06/05/2003, duly registered in the office of the sub registrar of salcete, at Margao, under no.1544 at pages 420 to 497 of Book no.I Vol. no.1475 dated 23/05/2003.
6. Conversion Sanad dated 05/02/2008 issued by the Office of Collector, South Goa District, Margao, under no.AC-II/SG/CONV/194/2007.
7. Deed of Sale dated 15/04/2008 duly registered in the office of the Sub Registrar of Salcete, at Margao, under no.2327 at pages 47 to 67 of Book no.I Vol. no.2946 dated 29/04/2008,
8. Deed of Declaration dated 17/04/2008 duly registered in the office of the sub registrar of salcete, at Margao, under no.2328 at pages 68 to 84 of Book no.I Vol. no.2946 dated 29/04/2008,
9. Deed of Sale dated 01/07/2008 duly registered in the office of the sub registrar of salcete, at Margao, under no.3615 at pages 120 to 151 of Book no.I Vol. no.3043 dated 10/07/2008.
10. Agreement dated 21/09/2015 executed between the Vendor and the Confirming Party fulfilling the obligation of Deed of Sale.

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6. The Purchaser shall hereafter be entitled to deal in any manner with the SAID LARGER PORTION as it deems fit and proper, without any reference to the Vendor and/or the Confirming Party.
7. The Purchaser through its lawyer, has also published a Public Notice in the daily newspaper Herald inviting objections if any from the public regarding the sale of the said larger portion by the Vendor and the Confirming Party herein, however, till date, no objection has been received by the Purchaser's lawyer, as such, the Purchaser is going ahead with the purchase of the same.
8. The market value of the SAID LARGER PORTION is Rs.1,72,15,000/- accordingly the stamp duty of 5% which works out to Rs.8,61,000/- is affixed to this Deed plus registration charges are paid on execution of this Deed, which are borne by the Purchaser.

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Schedule - I

The area admeasuring 4143 sq. mts. is the portion of the survey holding no.93/4 of village Varca and the same is the portion and/or the part of the landed property known as DUGAXETVELY BHIM alias DUGAXETVELY BHUIM alias FORCO DUKHASHELA VELLI BUE, situated in the village Varca, Salcete, Goa, and the area of 4143 sq. mts. is bounded on the :-

East - by the property of Aladina Fernandes;
West - by the property of the heirs of Angela Fernandes;
North - by public road;
South - by water drain;

Schedule - II

All that major part of the property described above, situated at Varca, within the area of village panchayat of Varca, taluka of Salcete, district of south Goa, state of Goa, described in the land registration office of Salcete, under no.21986 of Book B-56 at pages 122v of new series, not enrolled in the land revenue office of salcete. The said part is surveyed under no.93/4-C of village

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Varca having an area of 3443 sq. mts. and is bounded on the :-

East - by part of the entire property now surveyed under no.93/4-A;

West - by remaining part of the same property;

North - by village panchayat road; and

South - by property surveyed under no.94;

This larger portion is marked in the plan annexed hereto in RED colour lines.

(A) ANNEXURE - I

List of (12) Agreements for Construction and Sale executed between the Vendor and the Confirming Party towards the allotment of 1 Row House, 5 Shops and 6 Residential Flats by the Vendor to the Confirming Party :-

1. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3636 at pages 1 to 18 of book no.I vol. no.3045 dated 10/07/2008 for the sale of ROW HOUSE identified as RH-3 having super built-up area of 177.13 sq. mts. along Open terrace of 24.30 sq. mts and a Car Porch on the ground floor of the building.

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2. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3634 at pages 268 to 289 of book no.I vol. no.3044 dated 10/07/2008 for the sale of SHOP identified as SH-14 having super built-up area of 23.58 sq. mts. to be located on the ground floor of the building.

3. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3626 at pages 122 to 140 of book no.I vol. no.3044 dated 10/07/2008 for the sale of SHOP identified as SH-15 having super built-up area of 25.57 sq. mts. to be located on the ground floor of the building.

4. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3630 at pages 196 to 213 of book no.I vol. no.3044 dated 10/07/2008 for the sale of SHOP identified as SH-16 having super built-up area of 25.57 sq. mts. to be located on the ground floor of the building.

5. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3628 at pages 160 to 177 of book no.I vol. no.3044 dated 10/07/2008 for the sale of SHOP identified as SH-17 having super built-up area of 29.56 sq. mts. to be located on the ground floor of the building.



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6. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3632 at pages 232 to 249 of book no.I vol. no.3044 dated 10/07/2008 for the sale of SHOP identified as SH-18 having super built-up area of 30.81 sq. mts. to be located on the ground floor of the building.

7. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3629 at pages 178 to 195 of book no.I vol. no.3044 dated 10/07/2008 for the sale of FLAT identified as A-S-1 having super built-up area of 98.20 sq. mts. to be located on the Second Floor of the building.

8. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3627 at pages 141 to 159 of book no.I vol. no.3044 dated 10/07/2008 for the sale of FLAT identified as A-S-2 having super built-up area of 98.20 sq. mts. to be located on the Second Floor of the building.

9. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3625 at pages 103 to 121 of book no.I vol. no.3044 dated 10/07/2008 for the sale of FLAT identified as A-S-3 having super built-up area of 98.20 sq. mts. to be located on the Second Floor of the building.

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10. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3635 at pages 286 to 303 of book no.I vol. no.3044 dated 10/07/2008 for the sale of FLAT identified as A-S-5 having super built-up area of 98.20 sq. mts. to be located on the Second Floor of the building.

11. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3633 at pages 250 to 267 of book no.I vol. no.3044 dated 10/07/2008 for the sale of FLAT identified as A-S-7 having super built-up area of 98.20 sq. mts. to be located on the Second Floor of the building.

12. Agreement for Construction and Sale dated 1/7/2008 duly registered in the office of the Sub Registrar of Salcete at Margao, under no.3631 at pages 214 to 231 of book no.I vol. no.3044 dated 10/07/2008 for the sale of FLAT identified as A-S-8 having super built-up area of 97.22 sq. mts. to be located on the Second Floor of the building.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands, on the day, month and year first hereinabove mentioned.

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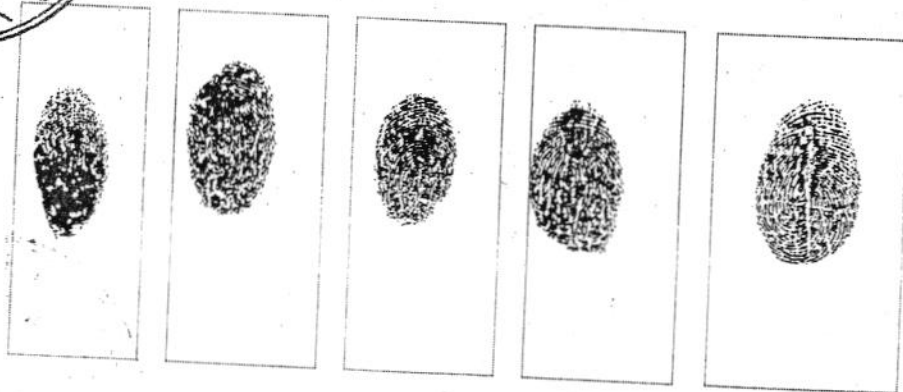


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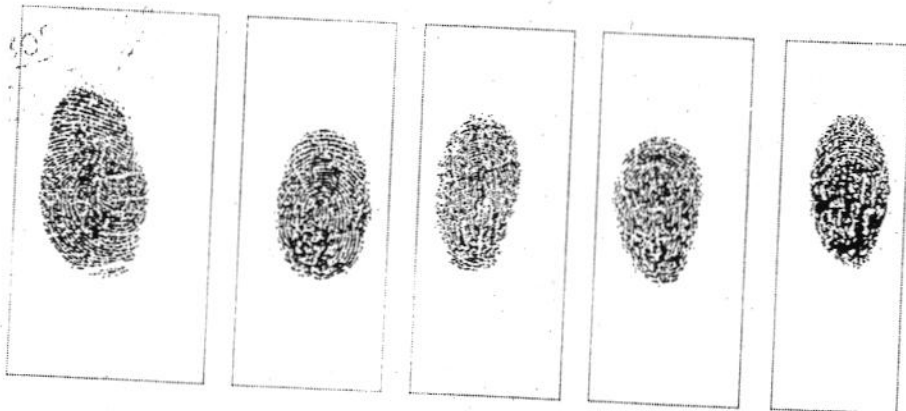
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MILIND BALWANT NENE
sole proprietor of
SIDHIVINAYAK CONSTRUCTIONS



Left Hand Finger Prints



Right Hand Finger Prints

Photo

Per Nene

MBN

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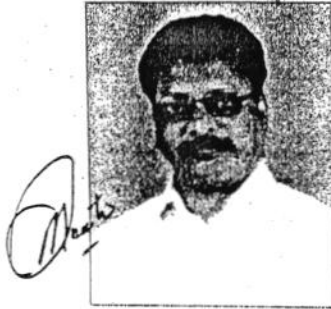
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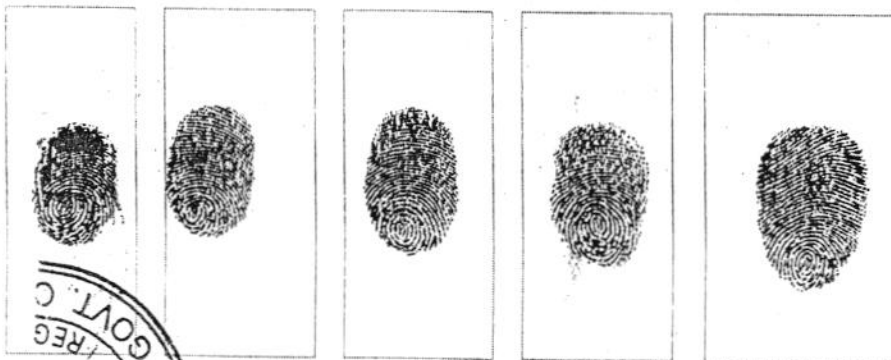
GOA

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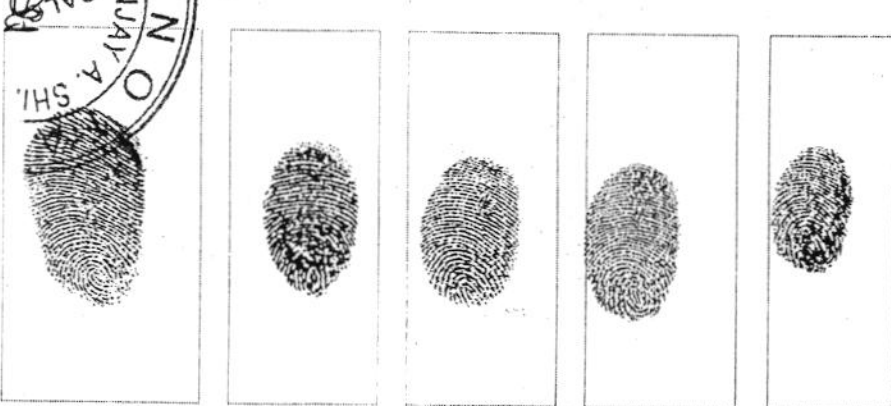
PURCHASER -



M/s. WE BUILDERS & REALTORS,
a partnership firm, represented
herein by its partner -
Mr. ANTONIO MARTINHO TEOTONIO
PINTO alias ANTONIO JOSE PINTO
for self and as attorney of all the Partners.



Left Hand Finger Prints



Right Hand Finger Prints

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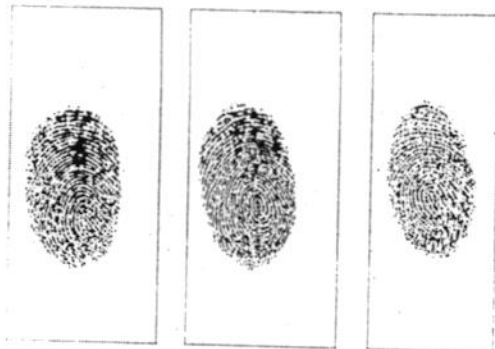
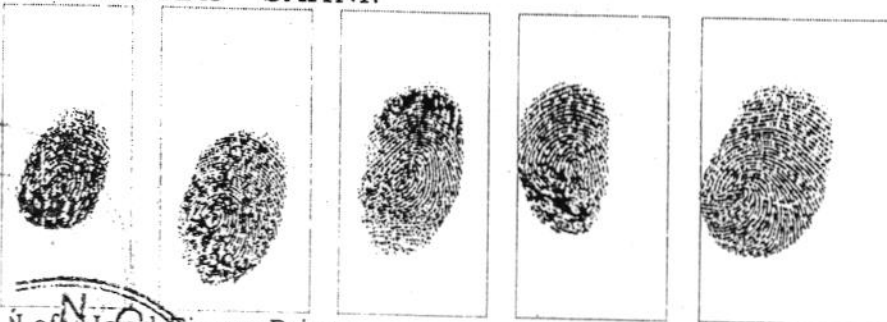
CONFIRMING PARTY -

[Signature]

[Signature]



M/s. UNICON INFRABUILD PVT. LTD.
represented herein by its Director
Mr. PANKAJ SAHNI.



[Signature]

Right Hand Finger Prints

Witnesses -

1. Mr. Jose F. Lado

[Signature]

r/o VARCA

2. Mr. Conz Vargel

[Signature]

r/o Chivcharia

[Signature]
[Signature]



मार्ग
22 2015

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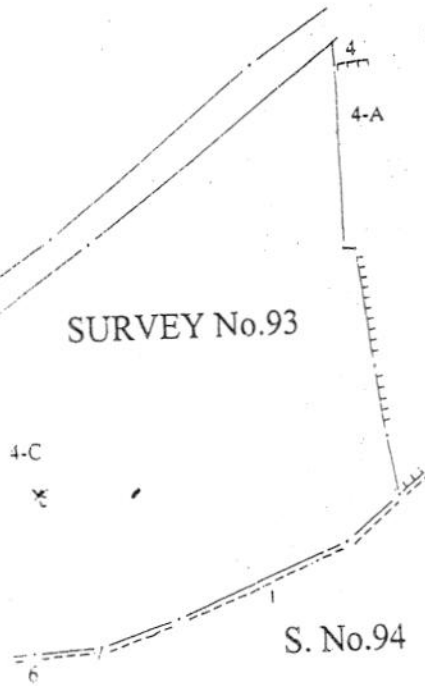
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GOA

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

Plan Showing plots situated at
Village : VARCA
Taluka : SALCETE
Survey No./Subdivision No. : 93/ 4-C
Scale : 1:1000

[Signature]
20/5/11
I.S.&L.R.



[Signature]

[Signature]

[Signature]

[Signature]
19/7/11

Compared By:

Generated By : Madhukar N. Joshi
On : 29-04-2011

[Signature]

[Signature]



Office of Sub-Registrar Salcete/Margao

Government of Goa

Time : 23-09-2015 10:30:29 AM

Serial Number : 4410

At 10:18:00 AM on 23-09-2015 in the office of the Sub-Registrar(Salcete/Margao) Along with fees follows:

Description	Rs. Ps
Registration Fee	688600.00
Processing Fees	580.00
Total :	689180.00

Duty Required: 860750.00 Stamp Duty Paid: 861000.00

Martinho Teotonio Pinto alias Antonio Jose Pinto presenter

Name	Photo	Thumb Impression	Signature
Junio Martinho Teotonio Pinto Antonio Jose Pinto, S/o. Jose Pinto, Married, Indian, age 58 rs. Business, r/o H. no. 435/D, Gawaddo, P.O. Varca, Salcete, As partner of M/s. We Builders altors and as POA for the Other Partners Vide POA Dated 16/09/2014 executed before Notary Sanjay Shirodkar under reg No. 6541/2014 and POA Dated 13/09/2014 executed before Notary Sanjay Shirodkar under reg No. 6523/2014 and POA Dated 13/09/2014 executed before Notary Sanjay Shirodkar under reg No. 6524/2014			

Endorsements

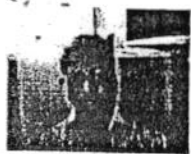
Substant

Pankaj Sahni, S/o. Late Dina Nath Sahni, Married, Indian, age 47 Years, Business, r/o B-8, Model Town,
Delhi 110009 As a Director of Unicon Infrabuild Pvt. Ltd Having Office at A-21, Lajpat Nagar-3, New Delhi
110024

Photo	Thumb Impression	Signature

Antonio Martinho Teotonio Pinto alias Antonio Jose Pinto, S/o. Jose Camilo Pinto, Married, Indian, age 58
years, Business, r/o H. no. 435/D, Guneawaddo, P.O. Varca, Salcete, Goa. As partner of M/s. We Builders &
altors and as POA for the Other Partners Vide POA Dated 16/09/2014 executed before Notary Sanjay
Shirodkar under reg No. 6541/2014 and POA Dated 13/09/2014 executed before Notary Sanjay Shirodkar
under reg No. 6523/2014 and POA Dated 13/09/2014 executed before Notary Sanjay Shirodkar under reg
No. 6524/2014

Photo	Thumb Impression	Signature
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Balwant

and Only)

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GOA

nd Balwant Nene , S/o. Late Balwant Purushottam Nene , Married,Indian,age 52
usiness,r/oA/10, Suyog Housing Society, Mulund(East), Mulund 400 081 As the Sole Prop of
hivinayak Constructions

Photo	Thumb Impression	Signature
		<i>AN</i>

ication

Witness Details	Signature
anjay A Shirodkar , S/o. Anand Shirodkar,UnMarried,Indian,age 48 ears,Advocate,r/o Margao, Goa	<i>Anand</i>

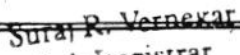



Suraj R. Vernekar
Sub-Registrar
Suraj R. Vernekar
Sub Registrar

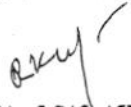
Balwant

Book-1 Document
Registration Number MGO-BK1-04331-2015
CD Number MG0D87 on
Date 23-09-2015

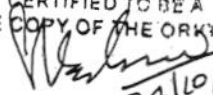

Sub-Registrar (Salcete/Margao)


Sub Registrar

Scanned By:- 

Signature:- 

Designed and Developed by C-DAC, ACTS, Pune

CERTIFIED TO BE A
TRUE COPY OF THE ORIGINAL

24/10/2015
SANJAY A. SHIROOKAR
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
Reg. No.: 7917/2015



